

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Workshop on this the 12th day of May 2015 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Member
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Alternate
Theresa Mason	Alternate

constituting a quorum with Herb Fry absent and the following City Staff:

Scott Williams	Development Services Director
Ron Stombaugh	Development Services Asst. Director
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Oliver called the meeting to order at 6:03 p.m.

WORKSHOP

ITEM 1.

Discussion was held regarding the commuter rail area planning. The Commission discussed whether Dallas Road would become a pedestrian friendly road with medians and crosswalks to include the walkability factor to the business on the south side of Dallas Road as well as The Rec, Library and Convention Center.

Residential uses were discussed as long as it was a mixed use project with a small amount of residential units, perhaps restricting the amount of residential-live/work space in the buildings.

Wineries, wine tasting, breweries, distilleries and a catch all phrase should be included in the conditional use section.

Density, height, scale and orientation of the development should be considered. Green development should also be discussed.

Following is a draft summary of uses as agreed to by the Commission:

A. PRINCIPAL USES:

1. Commercial uses:
 - a. Restaurants excluding drive-ins or drive-through facilities.
2. Retail uses:
 - a. Antique shop.
 - b. Art Gallery.
 - c. Bakery, retail sales only.
 - d. Barber/beauty shop, nail salon and spa services.
 - e. Book or stationery store.
 - f. Cameras, film developing, printing and photographic supplies.
 - g. Candy store.
 - h. Cigar and tobacco store.
 - i. Cleaning, dying and laundry pick-up station for receiving and delivery of articles to be cleaned, dyed, and laundered, but no actual work to be done on the premises.
 - j. Drug store.
 - k. Electronics store.
 - l. Florist, retail sales only.
 - m. Hardware.
 - n. Sporting goods.
 - o. Toy Store.
 - p. Home decor and furnishings.

- q. Jewelry store.
 - r. Musical instruments.
 - s. Photographers and artist studios.
 - t. Public parking garage.
 - u. Retail store or shop.
 - v. Seamstress, dressmaker, or tailor.
 - x. Shoe repair shop.
 - y. Studios, dance, music, drama.
 - z. Wearing apparel.
 - aa. Copy shop, office supply and mail/shipping store.
 - bb. Cinema (limited) (further discussion needed)
 - cc. Resale shop in an enclosed building provided the space does not exceed 3,000 (three thousand square feet in area).
 - dd. Museum
4. Office
- a. Governmental Uses, higher education, vocational education,
 - b. Professional offices for the conduct of the following professional and semiprofessional occupations: Accountant, architect, attorney, engineer, insurance agent, real estate agent, or any other office or profession which is the same general character as the foregoing, but excluding animal grooming salons, dog kennels, funeral homes, veterinarian and veterinary hospitals.
- B. ACCESSORY USES: The following uses shall be permitted as accessory uses, strictly in accordance with an approved Site Plan as provided for herein below:
- 1. Banks (similar to what you see in a grocery store)
 - 2. Parking and parking structures.

3. Other uses customarily incidental to the permitted uses.
- C. CONDITIONAL USES: The following uses may be permitted, provided they meet the provisions of Section 48 of the Zoning Ordinance, and a Conditional Use Permit is issued, and is strictly in accordance with an approved Site Plan as provided herein below.
1. Day care facility.
 2. Alcoholic beverage sales provided a special permit is issued in accordance with Section 42.B of the Zoning Ordinance, including wineries, wine tasting facilities, breweries or distilleries. All alcoholic beverage sales shall be consistent with the Texas Alcoholic Beverage Code.
 3. Health clubs.
 4. Medical offices. Dentist, personal or family counselor, chiropractor, physical therapist, physician, surgeon, or any other office or profession with a state license or certification, but excluding veterinarian and veterinary hospitals.
 5. Any use allowed within this district with amplified sound or outdoor speakers.
 6. Boutique hotels, provided the following design criteria is met:
 - a. Each guestroom shall have a minimum area of 380 square
 - b. A full service restaurant with full kitchen facilities and which provides service to the general public shall be required.
(Optional)
 - c. On-site staff is required 24-hours a day, seven days a week.
 7. Indoor commercial amusement.
 8. Any commercial business or service not included in any of the other commercial districts provided that all such uses shall be completely within an enclosed building and are not noxious or offensive by reason of the emission of odor, dust, gas fumes, noise, or vibration and provided that no warehousing or manufacturing or treatment of products or equipment shall be permitted, except when such is clearly incidental to the conduct of a permitted use.
 9. Residential Uses:

- a. Townhomes/Rowhomes, in accordance with Sec 20, R-TH Townhouse District Regulations
- b. Multi-Family Uses
 - (1) Only permitted in buildings with two or more uses (not including parking structures)
 - (2) May not exceed more than (80%?) of the total area of uses (not including parking garages)
- c. Limited to no more than (20?, 30?) units per structure
- d. Live/Work Units? (possibly allow within townhome/rowhome, and multi-family?)

ITEM 2.

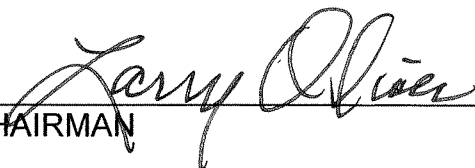
Consider the minutes of the March 31, 2015 Planning and Zoning Workshop. No action was taken on this item.

ADJOURNMENT

Chairman Oliver adjourned the meeting at 7:40 p.m.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 4th DAY OF JUNE 2015.

APPROVED:


CHAIRMAN

ATTEST:


PLANNING TECHNICIAN